



Moved Buildings

The 2006 International Building Code Sec. 3408 states that structures moved into jurisdictions shall comply with the provisions of this code for new structures.

RCW 19.27.180 allows that:

- (1) Residential buildings or structures moved into or within a county or city are not required to comply with all of the requirements of the codes enumerated in chapters 19.27 and 19.27A RCW, as amended and maintained by the state building code council and chapter 19.28 RCW, if the original **occupancy classification** of the building or structure is not changed as a result of the move.
- (2) This section shall not apply to residential structures or buildings that are substantially remodeled or rehabilitated, nor to any work performed on a new or existing foundation.
- (3) For the purposes of determining whether a moved building or structure has been substantially remodeled or rebuilt, any cost relating to preparation, construction, or renovation of the foundation shall not be considered.

“The legislation further finds that application of new construction code standards to moved structures presents unique difficulties and that is the intent of the legislature that any moved structure that meets the codes at the time it was constructed does not need to comply with any updated state building codes unless the structure is substantially remodeled or rebuilt.”

In order to secure a building permit for a moved building, the following must be submitted for review:

- (1) Two (2) sets of site plans of property indicating all utilities & lot dimensions.
- (2) Provide plans of sufficient detail to verify that the foundation and any new portions of the structure comply with the requirements of the 2006 International Building Code. All new and existing framing members and bearing walls must be shown on the plans to verify that a complete load path has been provided to transfer all loads from the structure to the foundation.
- (3) If you wish to seek an exemption from making the existing building comply with all of the provisions of the 2006 IBC, based on RCW 19.27.180, the following information is required:
 - a) Provide the date of original construction.
 - b) Provide plans of sufficient detail to verify that the building complied with the codes in effect at the time it was constructed. Specify the code edition in effect.
 - c) Show that the building will not be substantially remodeled or rebuilt.
- (4) The 2006 Washington State Energy Code allows that alterations or repairs may be made to moved buildings without making the entire building comply with all of the requirements of this code for new buildings, provided that where glazing is replaced glazing with a maximum Uvalue of .90 shall be used and existing framing cavities exposed during construction are to be filled to full depth

with insulation.

Marysville Municipal Code **16.04.160** states:

The term “moved building” shall mean any structure designed for human occupancy that is moved horizontally or vertically 10 feet or more when either the original site or its new site is located within the city of Marysville; it does not mean factory built housing which is being moved directly from the factory, or mobile/manufactured homes. In addition to all the requirement of the Uniform Building Code, the following provisions shall apply to all moved buildings:

- (1) Before any building shall be moved into or within the city of Marysville, a moving permit shall be obtained from the city building official. The fee for said permit shall be the minimum building permit fee specified in the International Building Code, plus the state surcharge. The application for the moving permit shall state the proposed moving date, the proposed moving route and the location for the new site for the building. A moving permit shall be issued only upon approval by both the building official and the Fire and Police Departments;
- (2) No building shall be moved to or stored upon any site in the city of Marysville which is not a location approved in a moving permit issued by the city;
- (3) Within 10 days after a building is allowed to be moved to a new site in the city of Marysville , the owner shall apply for additional building permits if necessary to place it on a permanent foundation and to bring it into compliance with the International Building Code;
- (4) Within 90 days after a building is moved to a new site within the city of Marysville, it shall be brought into full compliance with all applicable city codes and be ready for final approval by the building official. In hardship cases involving unforeseen circumstance, the building official shall be authorized to extend this time period to 60 additional days. (Ord.1559, 1987)